



Town of Arlington
ARLINGTON REDEVELOPMENT BOARD

2019 Annual Town Meeting

Articles 6 - 14 and Article 16 as a Density Bonus

Final Review Draft Zoning Bylaw Amendments

March 27, 2019

Introduction and Overview

The Arlington Redevelopment Board (ARB) is the Town's Planning Board, under M.G.L. Chapter 41 § 81. There are five members of the Board. Four are appointed by the Town Manager and the fifth is a gubernatorial designee appointed by the Massachusetts Department of Housing and Community Development. The Board serves as the Town's special permit granting authority for projects which require an Environmental Design Review (EDR) as identified in the Zoning Bylaw. The ARB is also the Town's Urban Renewal Authority under M.G.L. Chapter 121; with Town Meeting approval, the Board may hold property to improve and rehabilitate them to meet community development goals.

The members of the ARB are as follows:

Andrew Bunnell, Chair, (Term through 1/31/2020)

Kin Lau, Vice Chair (Term through 1/31/2022)

Eugene Benson (Term through 1/31/2020)

David Watson (Term through 9/22/2023)

Jennifer Raitt, Director of the Department of Planning and Community Development, serves as Secretary Ex-Officio to the ARB.

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing was held by the Arlington Redevelopment Board (ARB) on **Monday, March 4, 2019, Monday, March 11, 2019, Monday, March 18, 2019, and Monday, March 25, 2019** in the **Central School, 27 Maple Street, Main Room, Arlington, Massachusetts**. The ARB heard public comments on the proposed amendments to the Zoning Bylaw. The ARB will next make recommendations on the proposed amendments for Annual Town Meeting, which will begin on Monday, April 22, 2019.

The Department of Planning and Community Development (DPCD) will hold neighborhood meetings scheduled for March 28 at Peirce School, April 3 at Thompson School, April 4 at Hardy School, and April 10 at Brackett School, all beginning at 7 PM.

The language of the proposed amendments to the Zoning Bylaw seen herein is the Final Review Draft with track changes. Copies may be obtained in the Department of Planning and Community Development on the first floor of the Town Hall Annex, Monday through Wednesday, 8:00 a.m. to 4:00 p.m.; Thursday, 8:00 a.m. to 7:00 p.m.; and Friday, 8:00 a.m. to 12:00 p.m. or viewed and downloaded from the Redevelopment Board webpage of the Town's website at www.arlingtonma.gov.

Contact Erin Zwirko, Assistant Director of Planning and Community Development, at 781-316-3091 or ezwirko@town.arlington.ma.us with any questions or comments.

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Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use
Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 6

**ZONING BYLAW AMENDMENT/DENSITY AND DIMENSIONAL
REQUIREMENTS FOR MULTI-FAMILY USES**

To see if the Town will vote to amend the Zoning Bylaw to change the density and dimensional requirements for multi-family uses in the R4, R5, R6, and R7 Districts by:

1. Amending SECTION 5.4.1. DISTRICTS AND PURPOSES to revise descriptions of the R5, R6, and R7 Districts;
2. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area, minimum lot area per unit, and minimum lot frontage for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District;
3. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to adjust the front yard, side yard, and rear yard for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District; and
4. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet, maximum stories, and maximum floor area ratio for townhouse structures and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 5.4.1. DISTRICTS AND PURPOSES to revise descriptions of the R5, R6, and R7 Districts:

Section 5.4.1 Districts and Purposes

- C. (1) R5: Apartment District/Low Density. The predominant use is two- to ~~three~~ four-story garden apartments located along or near principal arteries. The Town allows small-scale offices on principal arteries only. The Town discourages uses which would detract from the desired residential character, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.
- (2) R6: Apartment District/Medium Density. The predominant land uses in the Medium-Density Apartment District consist of a mix of apartments up to ~~four~~ five stories high and offices at a smaller scale. The Town discourages uses which would detract from the desired residential and office character or otherwise interfere with the intent of this Bylaw.

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

Amend SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area, minimum lot area per unit, and minimum lot frontage for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District:

Section 5.4.2 Dimensional and Density Requirements

A. Tables of Dimensional and Density Regulations

R District Lot Regulations (see 5.4.2(B) for exceptions).

Minimum Requirement			
District Use	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
R7 Any permitted principal structure	20,000	550	100

Note: See Section 8.2.4(C) for lot regulations for structures with 4 or 5 dwelling units.

Amend SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to adjust the front yard, side yard, and rear yard for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District:

Section 5.4.2 Dimensional and Density Requirements

A. Tables of Dimensional and Density Regulations

R District Yard and Open Space Requirements (see 5.4.2(B) for exceptions).

Minimum Requirement			
District Use	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
Accessory buildings and garage structures	20	10	10

Note: L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section 5.3.15 for buildings of uneven alignment or height. H is the height of that part of the building for which the setback or yard is to be calculated.

See Section 8.2.4(C) for yard and open space requirements for structures with 4 or 5 dwelling units.

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

Amend SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet, maximum stories, and maximum floor area ratio for townhouse structures and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District:

R District Building Height and Floor Area Ratio Regulations (see 5.4.2(B) for exceptions)

District Use	Maximum Allowed		
	Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
Detached accessory structure (<=80 sq. ft.)	7	1	----
<u>Note: See Section 8.2.4(C) for building height and floor area ratio regulations for structures with 4 or 5 dwelling units.</u>			

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 7

ZONING BYLAW AMENDMENT/DENSITY AND DIMENSIONAL REQUIREMENTS FOR MIXED-USE

To see if the Town will vote to amend the Zoning Bylaw to change the density and dimensional requirements for mixed-use in the B Districts by:

1. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area per unit for mixed-use on lots greater than 20,000 square feet in the B2 District;
2. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the front yard and side yard requirements for mixed-use in the B1 District;
3. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet and maximum stories for mixed-use in the B1, B3, and B5 Districts; and
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum floor area ratio for mixed-use in all of the Business Districts.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area per unit for mixed-use on lots greater than 20,000 square feet in the B2 District:

Section 5.5.2 Dimensional and Density Requirements

A. Tables of Dimensional and Density Regulations

B District Lot Regulations

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
Any other permitted use	-----	600	50
On a lot \geq 40,000 sq. ft.	>40,000	550	100
On a lot \geq 80,000 sq. ft.	>80,000	550	150

^A The maximum height in feet of any building or buildings may be modified by special permit of the Arlington Redevelopment Board under Section 3.4 of this Bylaw, provided that the total roof area exceeding either maximum height shall be equal to an equal roof area, within the part of the project to which the same height limit applies, that is less than the maximum height so that the total of the products of the horizontal roof area of all roofs times their respective heights shall not exceed the product of the horizontal area of the total roof times the applicable maximum height permitted in the district, and provided further that the height of any roof shall not exceed the applicable maximum height permitted in the district by more than 12 feet.

Note: See Section 8.2.4(C) for lot regulations for structures with 4 or 5 dwelling units.

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the front yard and side yard requirements for mixed-use in the B1 District:

B District Yard and Open Space Requirements

District Use	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
Any other permitted use			(H+L)/6
On a lot \geq 40,000 sq. ft.	-----	-----	(H+L)/6
On a lot \geq 80,000 sq. ft.	-----	-----	(H+L)/6

Note: L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section 5.3.15 for buildings of uneven alignment or height. H is the height of that part of the building for which the setback or yard is to be calculated.

See Section 8.2.4(C) for yard and open space requirements for structures with 4 or 5 dwelling units.

Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet and maximum stories for mixed-use in the B1, B3, and B5 Districts and Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum floor area ratio for mixed-use in all of the Business Districts:

B District Building Height and Floor Area Ratio Regulations

District Use	Maximum Allowed		
	Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
Any other permitted use	60	5	1.40
	40	3	
On a lot \geq 40,000 sq. ft.	75	-----	1.50
	40		
On a lot \geq 80,000 sq. ft.	75	-----	1.80
	40		

Note: See Section 8.2.4(C) for building height and floor area ratio regulations for structures with 4 or 5 dwelling units.

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 8

ZONING BYLAW AMENDMENT/OPEN SPACE REQUIREMENTS FOR MULTI-FAMILY USES AND MIXED-USE

To see if the Town will vote to amend the Zoning Bylaw to adjust the open space requirements for multi-family uses and mixed-use to eliminate the requirement for usable open space and increase the requirement for landscaped open space by:

1. Amending SECTION 2 DEFINITIONS for landscaped open space;
2. Amending SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph D;
3. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for multi-family uses; and
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for mixed-use.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for multi-family uses:

Section 5.4.2 Dimensional and Density Requirements

A. Tables of Dimensional and Density Regulations

R District Open Space and Lot Coverage Regulations (see 5.4.2(B) and 5.3.13(B) for exceptions).

District Use	Minimum / Maximum Requirements		
	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
Any permitted principal structure	10%	15%	-----

Note: See Section 8.2.4(C) for open space and lot coverage regulations for structures with 4 or 5 dwelling units.

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for mixed-use:

Section 5.5.2 Dimensional and Density Requirements

A. Tables of Dimensional and Density Regulations

B District Open Space and Lot Coverage

Use District	Minimum/Maximum Requirement		
	Landscaped Open Space	Usable Open Space	Maximum Lot Coverage
Any other permitted use	10%	----(20% for residential use)	----
On a lot \geq 40,000 sq. ft.	10%	Sec. 5.3.21	----
On a lot \geq 80,000 sq. ft.	10%	Sec. 5.3.21	----

Note: See Section 8.2.4(C) for open space and lot coverage regulations for structures with 4 or 5 dwelling units.

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use
Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 9

**ZONING BYLAW AMENDMENT/
TOWNHOUSES**

To see if the Town will vote to amend the Zoning Bylaw to clarify references to townhouse and to increase the size of a townhouse structure by:

1. Amending SECTION 5.3.14. TOWNHOUSE STRUCTURES paragraph A to increase the size of a townhouse structure to not exceed 200 feet or 8 townhouses in length;
2. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure;
3. Amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to remove references to townhouse and replace with townhouse structure;
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure;
5. Amending SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS to remove references to townhouse and replace with townhouse structure; and
6. Amending SECTION 5.6.3. USE REGULATIONS FOR MU, PUD, I, T, and OS DISTRICTS to remove references to townhouse and replace with townhouse structure.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 5.3.14. TOWNHOUSE STRUCTURES paragraph A to increase the size of a townhouse structure to not exceed 200 feet or 8 townhouses in length:

Section 5.3.14 Townhouse Structures

- A. A townhouse structure shall not exceed ~~150~~ 200 feet or ~~6~~ 8 townhouses in length ~~for a single-story structure nor 120 feet for that part of the structure more than one story in height.~~

Amend SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure:

Section 5.4.2 Dimensional and Density Requirements

A. Tables of Dimensional and Density Regulations

R District Lot Regulations (see 5.4.2(B) for exceptions).

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
R3			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling; or other permitted structure except <u>townhouse structure</u>	5,000	-----	45
R5			
Townhouse <u>structure</u> , apartment building	20,000	1,450	100

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

R District Yard and Open Space Requirements (see 5.4.2(B) for exceptions).

District Use	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
R3			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling; or other permitted structure except townhouse <u>structure</u>	10	One side: min. 10 Sum of two sides: min. 16	20
R5			
Townhouse <u>structure</u> , apartment building	15	10+(L/10)	25

R District Open Space and Lot Coverage Regulations (see 5.4.2(B) and 5.3.13(B) for exceptions).

District Use	Minimum / Maximum Requirements		
	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
R3			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling; or other permitted structure except townhouse <u>structure</u>	10%	30%	----
R5			
Townhouse <u>structure</u> , apartment building	10%	30%	----

R District Building Height and Floor Area Ratio Regulations (see 5.4.2(B) for exceptions)

District Use	Maximum Allowed		
	Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
R6			
Townhouse <u>structure</u> , apartment building, or office on more than 20,000 sq. ft.	40 35	4 3	1.2

Amend SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to remove references to townhouse and replace with townhouse structure:

Section 5.4.3 Use Regulations for Residential Districts

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
Residential								
Townhouse <u>structure</u>				SP	SP	SP	SP	SP

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure:

Section 5.5.2 Dimensional and Density Regulations

A. Tables of Dimensional and Density Regulations

B District Lot Regulations

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
B2			
Townhouse <u>structure</u> or apartment building	5,000	1,450	50
B3			
Townhouse <u>structure</u> or apartment building	20,000	600	100
B5^A			
Townhouse <u>structure</u> or apartment building	20,000	550	100

^A The maximum height in feet of any building or buildings may be modified by special permit of the Arlington Redevelopment Board under Section 3.4 of this Bylaw, provided that the total roof area exceeding either maximum height shall be equal to an equal roof area, within the part of the project to which the same height limit applies, that is less than the maximum height so that the total of the products of the horizontal roof area of all roofs times their respective heights shall not exceed the product of the horizontal area of the total roof times the applicable maximum height permitted in the district, and provided further that the height of any roof shall not exceed the applicable maximum height permitted in the district by more than 12 feet.

B District Yard and Open Space Requirements

District Use	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
B2			
Townhouse <u>structure</u> or apartment building	20	10	20
B3			
Townhouse <u>structure</u> or apartment building	15+(H/10)	(H+L)/6	(H+L)/6
B5			
Townhouse <u>structure</u> or apartment building	15+(H/10)	(H+L)/6 (at least 20 ft.)	(H+L)/6 (at least 20 ft.)

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

B District Open Space and Lot Coverage

Use District	Minimum/Maximum Requirement		
	Landscaped Open Space	Usable Open Space	Maximum Lot Coverage
B2			
Townhouse <u>structure</u> or apartment building	10%	20%	-----
B3			
Townhouse <u>structure</u> or apartment building	10%	20%	-----
B5			
Townhouse <u>structure</u> or apartment building	10%	15%	-----

B District Building Height and Floor Area Ratio Regulations

District Use	Maximum Allowed		
	Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
B2			
Townhouse <u>structure</u> or apartment building	35	3	1.00
B3			
Townhouse <u>structure</u> or apartment building	60	5	1.40
20,000 sq. ft.	40	3	
B5			
Townhouse <u>structure</u> or apartment building	75	-----	1.50
	40		

Amend SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS to remove references to townhouse and replace with townhouse structure:

5.5.3 Use Regulations for Business Districts

Class of Use	B1	B2	B2A	B3	B4	B5
Residential						
Townhouse <u>structure</u>	SP	SP	SP	SP		SP

Amend SECTION 5.6.3. USE REGULATIONS FOR USE REGULATIONS FOR MU, PUD, I, T, and OS DISTRICTS to remove references to townhouse and replace with townhouse structure:

5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts

Class of Use	MU	PUD	I	T	OS
Residential					
Townhouse <u>structure</u>	SP	SP			

ARTICLE 10

**ZONING BYLAW AMENDMENT/UPPER-STORY
BUILDING STEP BACKS**

To see if the Town will vote to amend the Zoning Bylaw to adjust the upper-story building step back beginning at the fourth story level or 40 feet above grade by amending SECTION 5.3.17. UPPER-STORY BUILDING STEP BACKS and by amending SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph C to refer to four stories; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

No Action Necessary

DRAFT

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 11

ZONING BYLAW AMENDMENT/REDUCED HEIGHT BUFFER AREA

To see if the Town will vote to amend the Zoning Bylaw to reduce the height buffer area to 25 to 50 feet depending on orientation and to identify the specific requirements to allow application of the higher height limit by amending SECTION 5.3.19. REDUCED HEIGHT BUFFER AREA; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 5.3.19. REDUCED HEIGHT BUFFER AREA to reduce the height buffer area to 25 to 50 feet depending on orientation and to identify the specific requirements to allow application of the higher height limit:

5.3.19 Reduced Height Buffer Area

- A. When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless a finding of the Board of Appeals or the Arlington Redevelopment Board, as applicable, determines that the location, based on site-specific factors, or if the Applicant demonstrates to the satisfaction of the Board of Appeals or the Arlington Redevelopment Board, as applicable, that proximity to it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition will not be detrimental based upon criteria established in Section 3.3.3 and Section 3.3.4. A height buffer area is defined as a lot or part of a lot which is located at a lesser distance from any land, not within a public way, in an R0, R1, R2 or OS district than the following:

Land in R0, R1, R2, OS is located	Lower height shall apply
<u>Northerly, between</u> Between northwest and northeast	Within 200 <u>50</u> feet
Easterly, between northeast and southeast, or westerly between northwest and southwest	Within 150 <u>35</u> feet
Southerly, between southeast and southwest	Within 100 <u>25</u> feet

ARTICLE 12

**ZONING BYLAW AMENDMENT/CORNER LOT
REQUIREMENTS**

To see if the Town will vote to amend the Zoning Bylaw to add a requirement for corner lots in the R4 through R7 Districts and all Business Districts which requires the minimum street yard to be equal to the front yard depth required by amending SECTION 5.3.8. CORNER LOTS AND THROUGH LOTS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 5.3.8. CORNER LOTS AND THROUGH LOTS to add a requirement for corner lots in the R4 through R7 Districts and all Business Districts which requires the minimum street yard to be equal to the front yard depth required:

5.3.8 Corner Lots and Through Lots

- A. A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots. However, in the R4, R5, R6, and R7 districts and all of the business (B) districts, a corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the district in which the ~~street frontage lot~~ is located.

ARTICLE 13

**ZONING BYLAW AMENDMENT/APARTMENT BUILDING
PARKING REQUIREMENTS**

To see if the Town will vote to amend the Zoning Bylaw to reduce the parking requirements for apartment buildings by amending SECTION 6.1.4. TABLE OF OFF-STREET PARKING REGULATIONS to reduce the minimum number of spaces to 1 space per dwelling unit; or take any action related thereto.
(Inserted at the request of the Redevelopment Board)

No Action Necessary

DRAFT

ARTICLE 14

**ZONING BYLAW AMENDMENT/PARKING REDUCTION
APPLICABILITY**

To see if the Town will vote to amend the Zoning Bylaw to include the R7 District in SECTION 6.1.5. PARKING REDUCTION IN BUSINESS, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend the Zoning Bylaw to include the R7 District in SECTION 6.1.5. PARKING REDUCTION IN BUSINESS, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES:

6.1.5 Parking Reduction in Business, Industrial, and Multi-Family Residential Zones

The Board of Appeals or Arlington Redevelopment Board, as applicable, may allow the reduction of the parking space requirements in the R5, R6, R7, Business, and Industrial Zones to 25 percent of that required in the Table of Off-Street Parking Regulations if the proposed parking is deemed adequate and where Transportation Demand Management practices are incorporated, as evidenced by a Transportation Demand Management Plan approved by the Special Permit Granting Authority. [...]

Zoning Bylaw Amendments to Affordable Housing Requirements

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ARTICLE 16

ZONING BYLAW AMENDMENT/ AFFORDABLE HOUSING REQUIREMENTS

To see if the town will vote to amend the Zoning Bylaw by increasing the affordability requirements contained in Section 8.2 AFFORDABILITY REQUIREMENTS, (such that a greater number of units of affordable would be required for certain projects); or take any action related thereto.

(Steve Revilak and 10 Registered Voters)

Amend Section 8.2.3(A) to increase the affordability requirements:

- A. ~~In any development subject to this Section 8.2, 15% of the dwelling units shall be affordable units as defined in Section 2 of this Bylaw. In any development subject to this Section 8.2, a percentage of the dwelling units shall be affordable units as defined in Section 2 of this Bylaw. In a development with 6 to 19 dwelling units, 15% of the dwelling units shall be affordable units. In a development with 20 dwelling units or more, 20% of the dwelling units shall be affordable units., where the percentage is given by the following table:~~

<u>Total Number of Units</u>	<u>Required Affordable Units</u>
<u>0 to 5 units</u>	<u>No affordability requirement</u>
<u>6 to 19 units</u>	<u>15% affordable units</u>
<u>20 units or more</u>	<u>20% affordable units</u>

For purposes of this Section 8.2., each room for renter occupancy in a single-room occupancy building shall be deemed a dwelling unit. In determining the total number of affordable units required, calculation of a fractional unit of 0.5 or more shall be rounded up to the next whole number.

Amend Section 8.2.4 to create additional incentives:

- C. In the case of a multi-family development in the R4, R5, R6, and R7 districts or a mixed-use development in any of the B districts, where more than the required number of affordable units of this Section are provided, the following density and dimensional requirements apply to the proposed development and supersede the tables in Section 5.4 and 5.5 where applicable:

Incentive Lot Regulations

<u>District Use</u>	<u>Minimum Requirement</u>		
	<u>Minimum Lot Area (sq. ft.)</u>	<u>Minimum Lot Area per Unit (sq. ft.)</u>	<u>Minimum Lot Frontage (ft.)</u>
<u>R4</u>			
<u>Townhouse structure</u>	<u>5,000</u>	<u>1,500</u>	<u>50</u>
<u>Apartment conversion with no change to building footprint or envelope</u>	<u>-----</u>	<u>1,000</u>	<u>-----</u>
<u>R5</u>			
<u>Townhouse structure, apartment</u>	<u>5,000</u>	<u>1,000</u>	<u>50</u>

Zoning Bylaw Amendments to Affordable Housing Requirements

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		<u>Minimum Requirement</u>		
<u>District</u>	<u>Use</u>	<u>Minimum Lot Area (sq. ft.)</u>	<u>Minimum Lot Area per Unit (sq. ft.)</u>	<u>Minimum Lot Frontage (ft.)</u>
	<u>building</u>			
<u>R6</u>				
	<u>Townhouse structure, apartment building</u>	<u>5,000</u>	<u>700</u>	<u>50</u>
<u>R7</u>				
	<u>Townhouse structure, apartment building</u>	<u>5,000</u>	<u>550</u>	<u>50</u>
<u>B2</u>				
	<u>Mixed-use <=20,000 sq. ft.</u>	<u>-----</u>	<u>-----</u>	<u>50</u>
	<u>Mixed-use >20,000 sq. ft.</u>	<u>>20,000</u>	<u>1,000</u>	<u>50</u>
<u>Incentive Yard and Open Space Requirements</u>				
		<u>Minimum Requirement</u>		
<u>District</u>	<u>Use</u>	<u>Front Yard (ft.)</u>	<u>Side Yard (ft.)</u>	<u>Rear Yard (ft.)</u>
<u>R4</u>				
	<u>Townhouse structure</u>	<u>15</u>	<u>10</u>	<u>20</u>
	<u>Apartment conversion with no change to building footprint or envelope</u>	<u>-----</u>	<u>-----</u>	<u>-----</u>
<u>R5</u>				
	<u>Townhouse structure, apartment building</u>	<u>10</u>	<u>15</u>	<u>20</u>
<u>R6</u>				
	<u>Townhouse structure, apartment building</u>	<u>10</u>	<u>10</u>	<u>20</u>
<u>R7</u>				
	<u>Townhouse structure, apartment building</u>	<u>10</u>	<u>10</u>	<u>20</u>
<u>B1</u>				
	<u>Mixed-use</u>	<u>10</u>	<u>0</u>	<u>20</u>

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Incentive Open Space and Lot Coverage Regulations

		Minimum / Maximum Requirements		
District	Use	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
R4				
	Townhouse structure	20%	----	----
	Apartment conversion with no change to building footprint or envelope	20%	----	----
R5				
	Townhouse structure, apartment building	20%	----	----
R6				
	Townhouse structure, apartment building	20%	----	----
R7				
	Townhouse structure, apartment building	20%	----	----
B1				
	Mixed-use	20%	----	----
B2				
	Mixed-use	20%	----	----
B2A				
	Mixed-use <=20,000 sq. ft.	20%	----	----
	Mixed-use >20,000 sq. ft.	20%	----	----
B3				
	Mixed-use <=20,000 sq. ft.	20%	----	----
	Mixed-use >20,000 sq. ft.	20%	----	
B4				
	Mixed-use <=20,000 sq. ft.	20%	----	----
	Mixed-use >20,000 sq. ft.	20%	----	
B5				
	Mixed-use <= 20,000 sq. ft.	20%	----	
	Mixed-use > 20,000 sq. ft.	20%	----	----

Incentive Building Height and Floor Area Ratio Regulations

		Maximum Allowed		
<u>District</u>	<u>Use</u>	<u>Maximum Height (ft.)</u>	<u>Maximum height (stories)</u>	<u>Maximum Floor Area Ratio (FAR)</u>
<u>R4</u>				
	<u>Townhouse structure</u>	<u>35</u>	<u>3</u>	<u>1.50</u>
	<u>Apartment conversion with no change to building footprint or envelope</u>	<u>----</u>	<u>----</u>	<u>----</u>
<u>R5</u>				
	<u>Townhouse structure, apartment building</u>	<u>45</u>	<u>4</u>	<u>1.50</u>
<u>R6</u>				

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<u>District Use</u>	<u>Maximum Allowed</u>		
	<u>Maximum Height (ft.)</u>	<u>Maximum height (stories)</u>	<u>Maximum Floor Area Ratio (FAR)</u>
<u>Townhouse structure or apartment building on more than 20,000 sq. ft.</u>	<u>55</u> <u>45</u>	<u>5</u> <u>4</u>	<u>1.80</u>
<u>R7</u>			
<u>Townhouse structure, apartment building</u>	<u>45</u> <u>60</u>	<u>5</u>	<u>2.00</u>
<u>B1</u>			
<u>Mixed-use</u>	<u>45</u>	<u>4</u>	<u>1.50</u>
<u>B2</u>			
<u>Mixed-use <= 20,000 sq. ft.</u>	<u>50</u>	<u>4</u>	<u>1.80</u>
<u>Mixed-use >20,000 sq. ft.</u>	<u>40</u>	<u>3</u>	<u>1.50</u>
<u>B2A</u>			
<u>Mixed-use <= 20,000 sq. ft.</u>	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>1.80</u>
<u>Mixed-use >20,000 sq. ft.</u>	<u>50</u> <u>40</u>	<u>4</u> <u>3</u>	<u>1.50</u>
<u>B3</u>			
<u>Mixed-use <= 20,000 sq. ft.</u>	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>1.80</u>
<u>Mixed-use >20,000 sq. ft.</u>	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>1.50</u>
<u>B4</u>			
<u>Mixed-use <= 20,000 sq. ft.</u>	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>2.00</u>
<u>Mixed-use > 20,000 sq. ft.</u>	<u>50</u> <u>40</u>	<u>4</u> <u>3</u>	<u>1.80</u>
<u>B5</u>			
<u>Mixed-use <= 20,000 sq. ft.</u>	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>2.20</u>
<u>Mixed-use > 20,000 sq. ft.</u>	<u>60</u> <u>50</u>	<u>5</u> <u>4</u>	<u>1.80</u>

- (1) In addition to the density and dimensional allowances identified in C above, the following supersede the requirements of Section 5.3 where applicable:
- For townhouse structures and apartment buildings in the R6 and R7 district, no side yard is required at side lot lines that abut a Business or Industrial district where the principal use of the structure on the abutting lot is not primarily residential.
 - Up to 25% of the landscaped open space may include open areas accessible to and developed for the use of the occupants of the building located upon a roof or a

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balcony at least 5 feet by 8 feet in size only accessible through a dwelling unit and developed for the use of the occupant of such dwelling unit.

- For buildings four or more stories in height, a 7.5-foot step back shall be provided beginning at the fourth story level or 30 feet above grade, whichever is less. The upper-story step back shall be provided along all building elevations with street frontage, excluding alleys.
- The off-street parking requirement for apartment buildings is 1 space per unit.
- The height buffer requirements of Section 5.3.19 still apply.

(2) Multi-family or mixed-use structures with 4 or 5 residential units are allowed to supersede the requirements of Sections 5.3, 5.4, and 5.5 with the requirements in Section C above where applicable.